

20Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

7/ 24 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range

\$270,000 to \$295,000

Median sale price

Median price

\$465,000

Property type

Unit

Suburb

Melbourne

Period - From

7/10/2024

to

7/10/2025

Source

Propertydata.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	2113/ 33 McKenzie Street, Melbourne Vic 3000	\$329,000	01/10/2025
2	902/ 17 Cohen Place, Melbourne Vic 3000	\$305,000	10/09/2025
3	2709/ 555 Swanston Street, Carlton Vic 3053	\$288,000	26/08/2025

This Statement of Information was prepared on:

30th October 2025